

ONE CORPORATE CENTER



9931 CORPORATE CAMPUS DR | LOUISVILLE, KY

FOR SALE
82,620 SF

CBRE

Executive Summary

ONE CORPORATE CENTER is an 82,620 SF Class A office building offered below replacement cost. The exterior has been fully renovated and the lobby renovation is currently underway and set to be completed in the summer of 2026.

Situated in the prestigious Corporate Campus within the highly desirable Hurstbourne Pkwy / Shelbyville Rd submarket, this property offers a professional business setting. Enjoy convenient access to restaurants, hotels, retail, and the Northeast YMCA (fitness, swimming, childcare including summer camps). Easy access to I-64, I-264, and I-265 ensures a highly desirable location for tenants and their employees.

*
82,620
Square Feet

6.81
Acres



Property Description

Top tier on-site amenities and modern interior finishes provide **ONE CORPORATE CENTER** tenants and their employees with the best in market option.

A significant investment in **ONE CORPORATE CENTER** is underway for 2026, transforming the building into a modern, highly efficient office space. Upgrades will include new landscaping, new first and second floor lobbies, new entry doors and walkway, and an exterior refresh.

These enhancements will ensure superior tenant comfort, improved building performance, and a stunning aesthetic, making **ONE CORPORATE CENTER** the leading office destination in Louisville.



Parking	Parking lot resurfacing, completed summer of 2026
Signage	Signage refresh 2026
Landscaping	New landscaping summer of 2026
Exterior	Renovated exterior, including new entry doors, summer of 2026
Lobby	Lobby renovations currently underway, to be completed summer of 2026



GREEN SPACES PROVIDE INFORMAL MEETING SETTINGS AND PROMOTE WELLBEING



Amenity Landscaping

In today's competitive job market, attracting and retaining top talent is crucial. Corporate Campus offers a distinct advantage. The abundance of green spaces and easily accessible walking/running paths create a unique and highly desirable work environment. This translates to reduced employee turnover, lower recruitment costs, and a reputation as an employer of choice.

Our campus design actively promotes a healthy lifestyle, reducing stress and boosting morale. This focus on wellbeing is highly marketable to prospective tenants and their employees who prioritize their personal health and work-life balance.

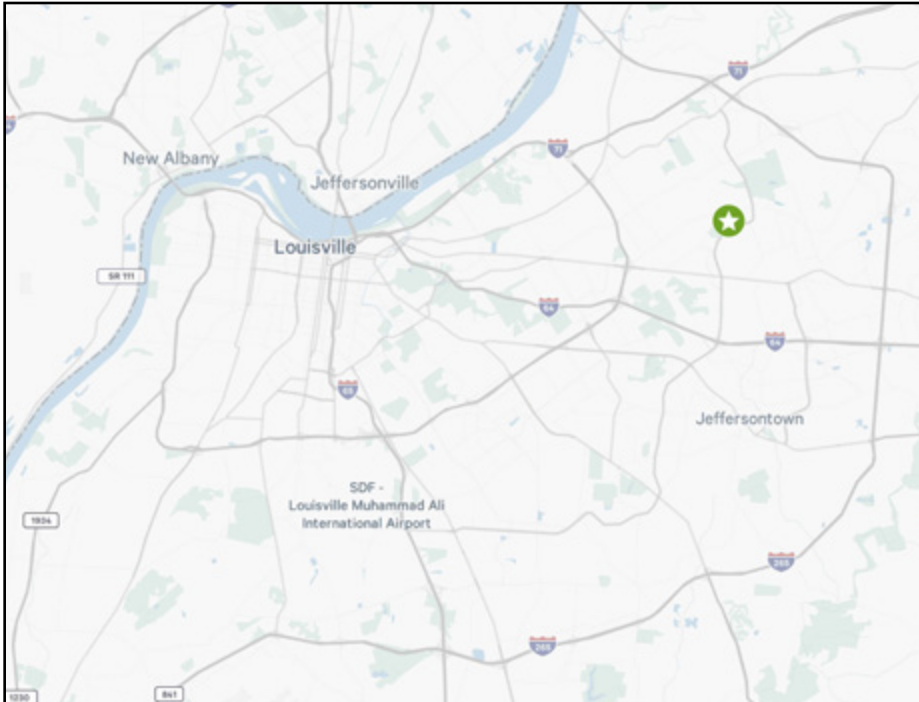
The natural environment fosters creativity and innovation. The opportunity to step away from the desk and connect with nature can spark new ideas and provide a fresh perspective, leading to more innovative solutions and better problem-solving. The walking/running paths and green spaces offer informal settings for team meetings, brainstorming sessions, and casual social interaction.

The presence of attractive green spaces and walking paths can increase the value of the property, making it a valuable asset for any company. Integrating walking paths and green spaces can reduce the need for expensive indoor fitness facilities, saving on operational costs.

By highlighting these marketability aspects, One Corporate Campus' green spaces and walking paths become much more than just aesthetically pleasing features. They transform into powerful tools for attracting and retaining talent, boosting productivity, enhancing brand image, and ultimately, improving a company's financial performance. The focus shifts from simply "having" amenities to actively leveraging them as strategic assets.

Maps

LOCATION MAP



PARCEL MAP



AREA MAP

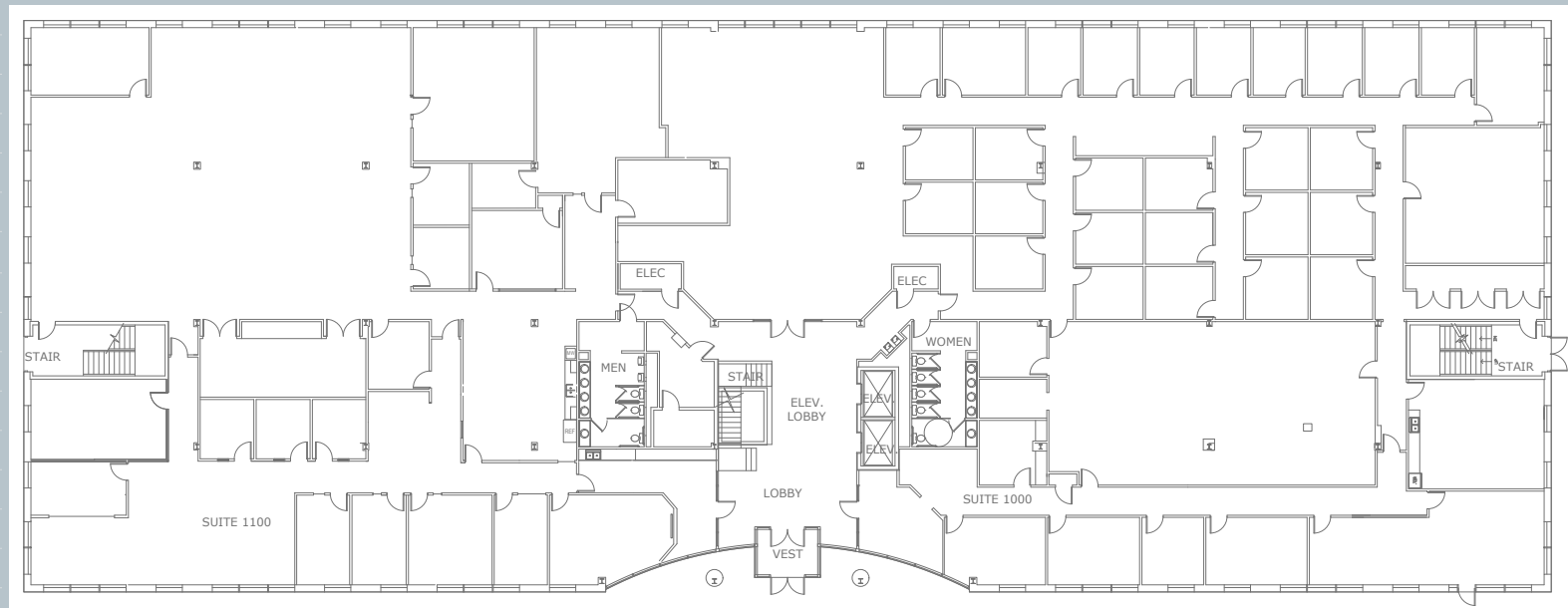


AMENITIES MAP



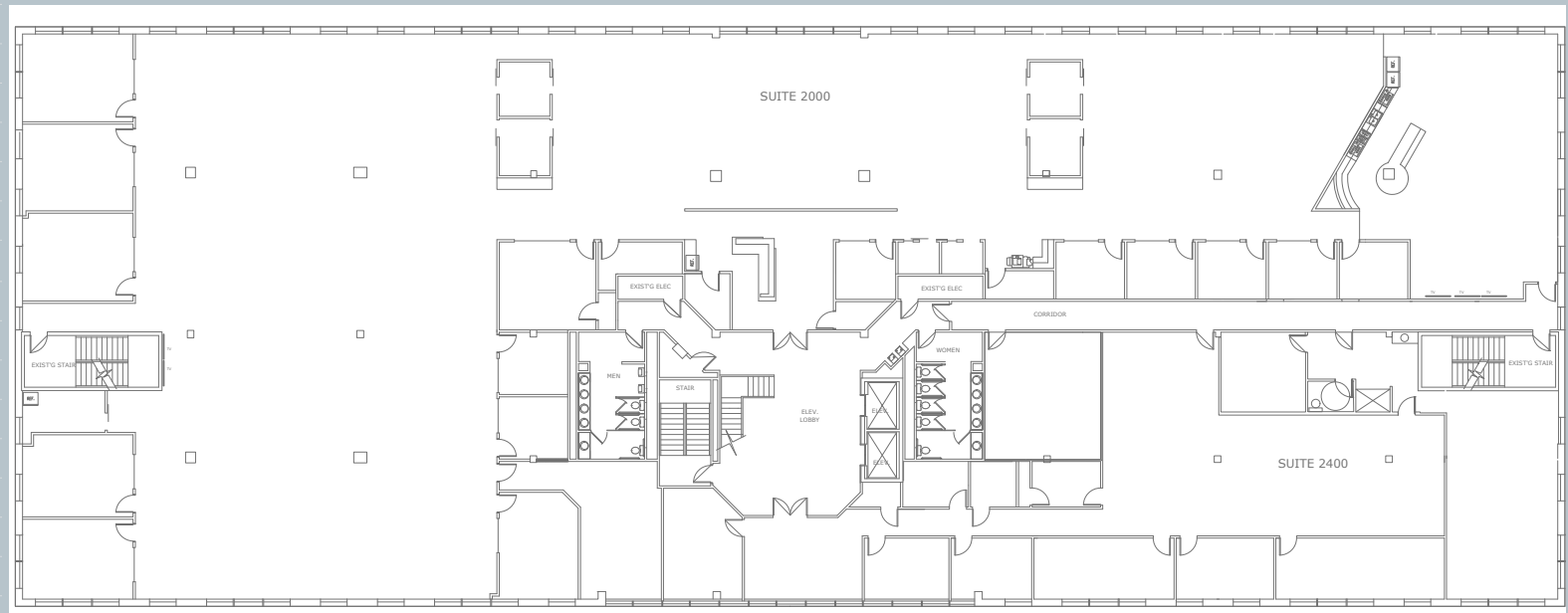
Floor Plan

FIRST FLOOR



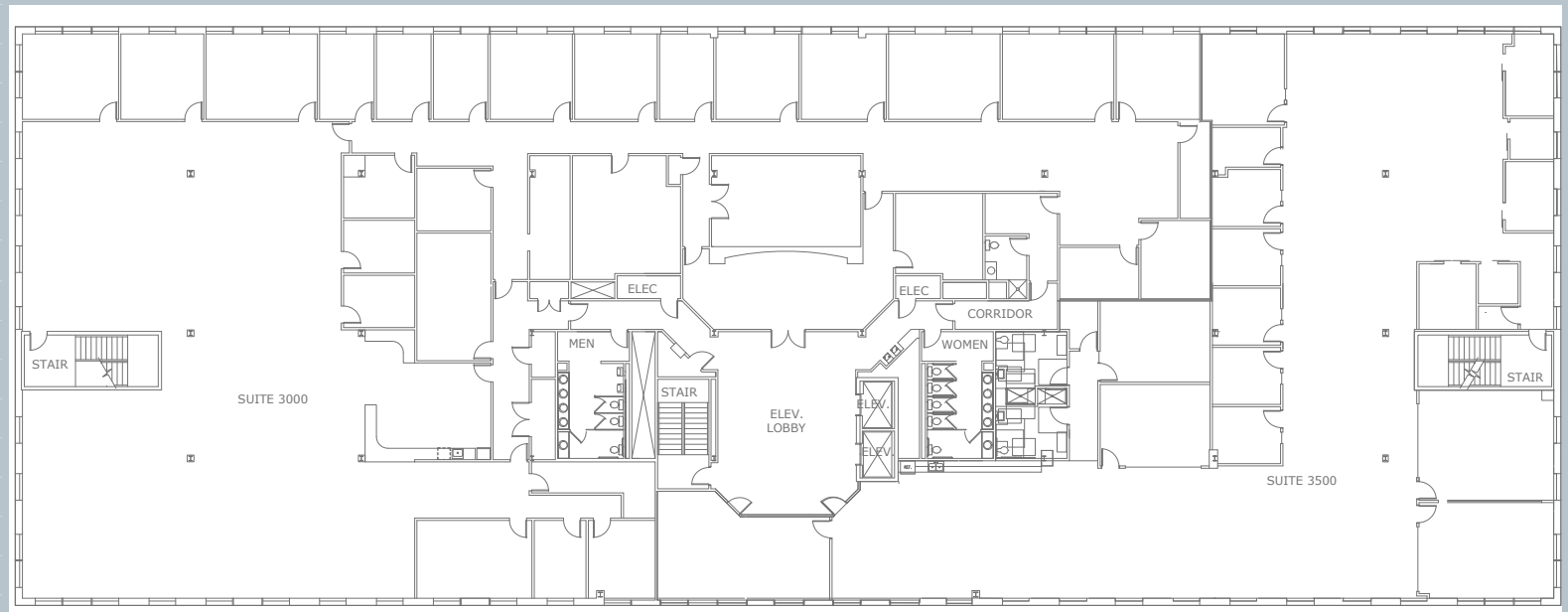
Floor Plan

SECOND FLOOR



Floor Plan

THIRD FLOOR



ONE CORPORATE CENTER

ONE VISION
COUNTLESS
OPPORTUNITIES



*
LOBBY
RENOVATION
UNDERWAY

Corporate Campus Area



Discover **One Corporate Center**, where work meets well-being. Nestled in a professional office park, this property offers a refreshing campus feel, complete with walking and running paths, and a tranquil setting overlooking a wildlife pond.

Step outside and enjoy the convenience of the Northeast YMCA, just across the street, offering a full suite of health and fitness programs, an indoor pool, and childcare services.

For corporate guests, the recently refreshed Hilton Embassy Suites East is right next door, providing comfortable accommodations and conference facilities. With two additional hotel options within a half-mile, hospitality is readily available.



And when it's time to unwind, you're only minutes away from the vibrant retail and dining scene at Hurstbourne Parkway and Shelbyville Road, featuring a diverse array of options from restaurants to retailers. Experience the perfect blend of professional amenities and lifestyle convenience at **One Corporate Center**.



Corporate Campus Area

AVERAGE DAILY TRAFFIC COUNTS



5,132

Ormsby Station Rd at Corporate Campus Dr



22,441

N. Hurstbourne Pkwy at Ormsby Station Rd



34,545

N. Hurstbourne Pkwy at Shelbyville Rd



DEMOGRAPHICS



POPULATION

1-MILE
3-MILE
5-MILE

8,817
73,255
190,970



DAYTIME POPULATION

14,113
89,229
252,091



PLACES OF WORK

557
4,255
12,381



HOUSEHOLDS

3,665
32,505
82,526



AVERAGE HH INCOME

\$139,932
\$123,795
\$129,757

Louisville Overview

Metro Louisville is located in Jefferson County, Kentucky, one of the 13 counties comprising the Louisville Metropolitan Statistical Area ("MSA"), which spans the Ohio River into Southern Indiana. The Louisville MSA's population is approximately 1.4 million people, which makes it the 45th largest MSA in the country. The largest population concentration is located in Metro Louisville, which is home to over 700,000 residents.

Louisville is most known for the annual Kentucky Derby and for the Louisville Slugger baseball bat. In recent years, Louisville has gained popularity for its 'food scene' and for the multiple local and national brand bourbon distilleries, all of which bring thousands of visitors to the Louisville area every year.



Louisville has a diverse economy, strong workforce and affordable operating costs, creating attractive opportunities for owners and investors.

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